

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/576 Huntingdale Road, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$900,000
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 & 

\$990,000
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### Median sale price

Median price 

\$1,145,000
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 Property Type 

Unit
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 Suburb 

Mount Waverley
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Period - From 

01/07/2024
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 to 

30/09/2024
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 Source 

REIV
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### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Margot St CHADSTONE 3148	\$890,888	25/10/2024
2	2/9 Bradstreet Rd MOUNT WAVERLEY 3149	\$940,800	22/10/2024
3	1/14 Wave Av MOUNT WAVERLEY 3149	\$978,500	22/06/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 

07/11/2024 12:34
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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
September quarter 2024: \$1,145,000

## Comparable Properties



11 Margot St CHADSTONE 3148 (REI)

Agent Comments



**Price:** \$890,888  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** Unit



2/9 Bradstreet Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



**Price:** \$940,800  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** Unit  
**Land Size:** 443 sqm approx



1/14 Wave Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



**Price:** \$978,500  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** Unit  
**Land Size:** 378 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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